

Balance Sheet

Properties: Countryside HOA - 5300 S. Adams Ave Pkway Ste#8 Midvale, UT 84047

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	39,859.16
Savings/Reserve Account	36,211.20
Total Cash	76,070.36
TOTAL ASSETS	76,070.36
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Rent	10,139.88
Total Liabilities	10,139.88
Capital	
Retained Earnings	62,411.65
Calculated Retained Earnings	-48,339.45
Calculated Prior Years Retained Earnings	51,858.28
Total Capital	65,930.48
TOTAL LIABILITIES & CAPITAL	76,070.36

Income Statement

Welch Randall

Properties: Countryside HOA - 5300 S. Adams Ave Pkway Ste#8 Midvale, UT 84047

As of: Dec 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
CSA- RV Parking	240.00	0.87	2,580.00	0.82
Association Dues	26,735.81	97.07	306,722.53	98.05
HOA Reinvestment Fee / Transfer Fee	500.00	1.82	2,500.00	0.80
Clubhouse / Pool	0.00	0.00	25.00	0.01
Interest Income	17.86	0.06	208.74	0.07
Late Fee	50.00	0.18	800.00	0.26
Total Operating Income	27,543.67	100.00	312,836.27	100.00
Expense				
Countryside HOA Expense				
CSA- Gas Pool	7.65	0.03	2,162.90	0.69
CSA- Common Electricity	387.09	1.41	5,563.48	1.78
CSA- Landscape	9,695.00	35.20	29,907.30	9.56
CSA- Pool Maintenance	0.00	0.00	6,429.68	2.06
CSA- Garbage	1,586.72	5.76	19,891.01	6.36
CSA- Property Maintenance	283.14	1.03	57,337.50	18.33
CSA- Water & Storm Drain	1,430.19	5.19	27,950.00	8.93
CSA- Insurance	4,999.61	18.15	54,805.19	17.52
CSA- Sewer	2,427.30	8.81	29,127.60	9.31
CSA- Legal	1,800.00	6.54	1,800.00	0.58
CSA- Taxes & Licensing	0.00	0.00	382.00	0.12
CSA- Reimbursement: Misc.	0.00	0.00	2,464.76	0.79
CSA- Common Area Cleaning	1,316.00	4.78	10,438.00	3.34
CSA- Board Member Compensation	348.40	1.26	3,419.54	1.09
CSA- Snow Removal	0.00	0.00	40,580.00	12.97
CSA- Sprinkler Repair	0.00	0.00	4,432.00	1.42
CSA- Pest Control	0.00	0.00	1,150.00	0.37
CSA- Printing & Postage	0.00	0.00	305.25	0.10
CSA - Roof	0.00	0.00	21,300.00	6.81
CSA- Roof and Gutter Repair	4,952.00	17.98	6,577.00	2.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
CSA- Asphalt Repairs	0.00	0.00	22,161.00	7.08
Total Countryside HOA Expense	29,233.10	106.13	348,184.21	111.30
Property Management				
Management Fee	1,095.00	3.98	13,140.00	4.20
Total Property Management	1,095.00	3.98	13,140.00	4.20
Total Operating Expense	30,328.10	110.11	361,324.21	115.50
NOI - Net Operating Income	-2,784.43	-10.11	-48,487.94	-15.50
Other Income & Expense				
Other Income				
Insurance Income (Other)	-14,697.85	-53.36	17,822.31	5.70
Special Assessment	0.00	0.00	135.61	0.04
Interest on Bank Accounts	0.91	0.00	12.88	0.00
Total Other Income	-14,696.94	-53.36	17,970.80	5.74
Other Expense				
Insurance Expense (Other)	0.00	0.00	17,822.31	5.70
Total Other Expense	0.00	0.00	17,822.31	5.70
Net Other Income	-14,696.94	-53.36	148.49	0.05
Total Income	12,846.73	46.64	330,807.07	105.74
Total Expense	30,328.10	110.11	379,146.52	121.20
Net Income	-17,481.37	-63.47	-48,339.45	-15.45